NEW RETAIL CENTER – 3114 South Church St.

South Church St @ Veterans Pkwy - Murfreesboro, TN

Demographics

	1 Mi	3 Mi
Population	8,033	23,304
Households	2,941	8,597
Average Age	36.10	35.50
Median HH Income	$80,357	$68,143
Daytime Employees	1,387	8,418
Population Growth '18-'23	13.9%	14.1%
Household Growth '18-'23	13.7%	13.8%

Property Features:

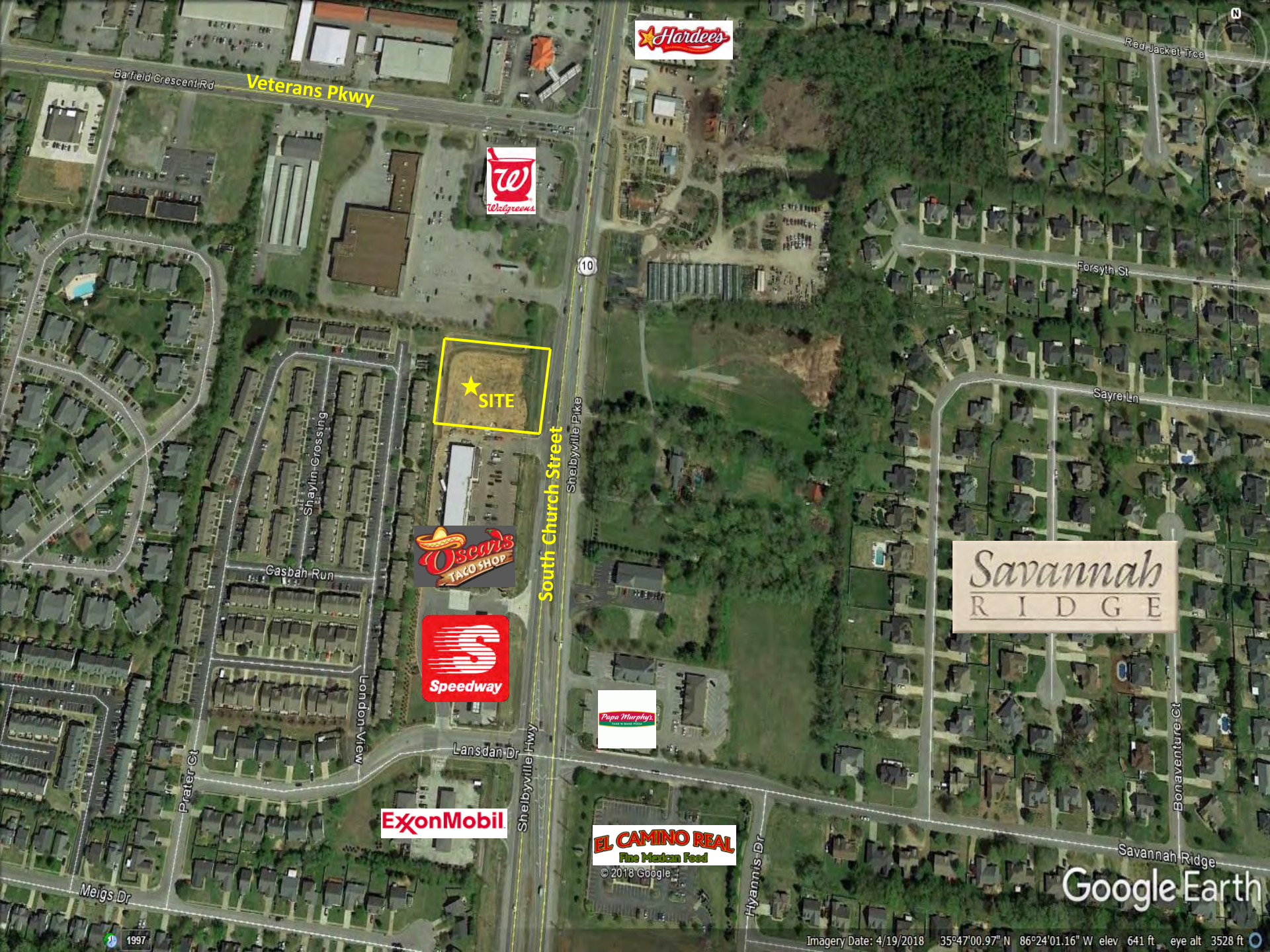
- **Lease Rate: $26 PSF + NNN**
- 1,420 SF available
- Anchored by **Koji Express & Grandy's**
- Available August 2019
- Easy access to Exit 81 off I-24
- Traffic count: Approx. 28,774

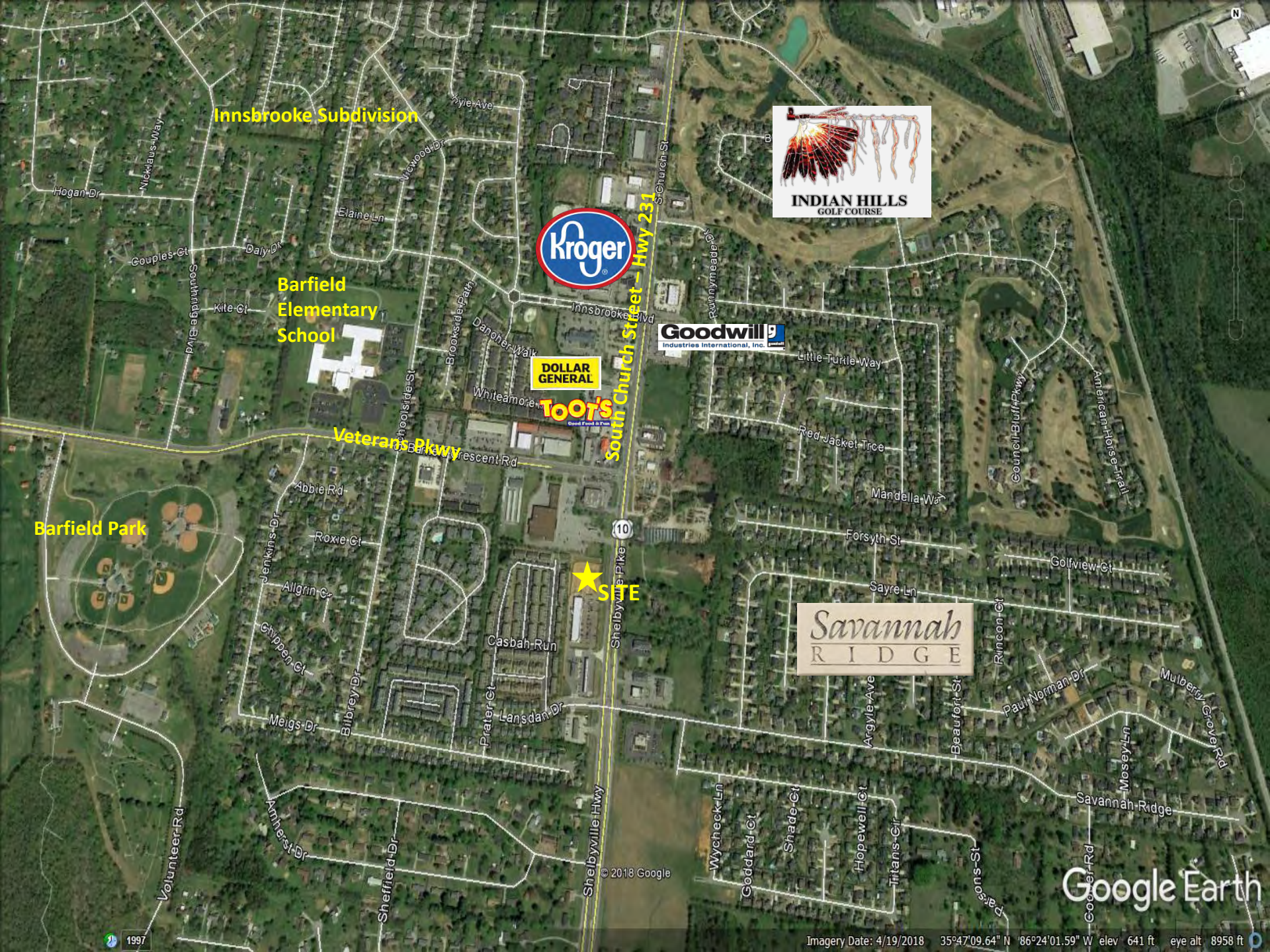
John Harney
AFFILATE BROKER

615.542.0715
johnh@parks-group.com
TNLIC# 221569

THE PARKS GROUP
COMMERCIAL REAL ESTATE

1535 W Northfield Blvd., Suite 7
Murfreesboro, TN 37129
615.896.4045
www.parks-group.com

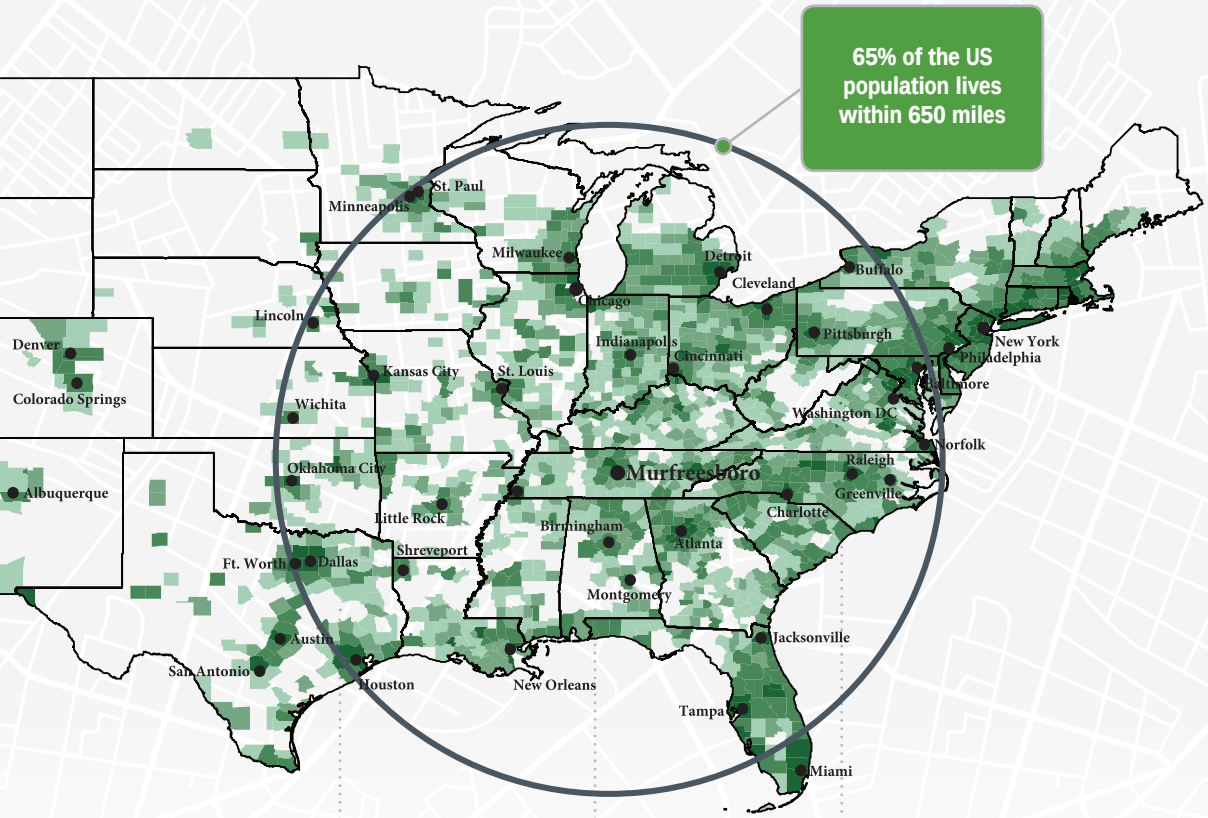

Hardee's
Red Jacket Trce
Barfield Crescent Rd
Veterans Pkwy
Walgreens
10
Forsyth St
SITE
Sayre Ln
Shaylin Crossing
South Church Street
Shelbyville Pike
Oscar's TACO SHOP
Gasbah Run
Savannah RIDGE
Speedway
London View
Papa Murphy's
Lansdan Dr
Prater Ct
Shelbyville Hwy
Bonaventure Ct
ExxonMobil
EL CAMINO REAL
Fine Mexican Food
© 2018 Google
Hyannis Dr
Savannah Ridge
Meigs Dr
Google Earth
1997
Imagery Date: 4/19/2018 35°47'00.97" N 86°24'01.16" W elev 641 ft eye alt 3528 ft


Innsbrooke Subdivision
Barfield Elementary School
Barfield Park
Veterans Pkwy
South Church Street – Hwy 231
Shelbyville Pike
Kroger
Goodwill
Industries International, Inc.
DOLLAR GENERAL
TOOT'S
Good Food & Fun
INDIAN HILLS
GOLF COURSE
SITE
Savannah RIDGE
Innsbrooke Blvd
Whiteamore Pl
Danoher Walk
Brookside Path
Brookside St
Barkwy Crescent Rd
Little Turtle Way
Red Jacket Trce
Mandella Way
Forsyth St
Golfview Ct
Sayre Ln
Rincon Ct
Paul Norman Dr
Mulberry Grove Rd
Savannah Ridge
Casbah Run
Lansdan Dr
Prater Ct
Meigs Dr
Bibrey Dr
Chippen Ct
Allgrin Cr
Jenkins Dr
Roxie Ct
Abbie Rd
Amherst Dr
Sheffield Dr
Volunteer Rd
Wycheck Ln
Goddard Ct
Shade Ct
Hopewell Ct
Titans Cir
Argyle Ave
Beaufort St
Moseley Ln
Council Bluff Pkwy
American Horse Trail
Hogan Dr
Nicklaus Way
Couples Ct
Daly Dr
Kite Ct
Southridge Blvd
Elaine Ln
Vicwood Dr
Pyle Ave
S Church St
Rainymeade Ct
Shelbyville Hwy
© 2018 Google
Google Earth
Imagery Date: 4/19/2018 35°47'09.64" N 86°24'01.59" W elev 641 ft eye alt 8958 ft

Rutherford County, TN
Community Snapshot

rutherford works

It's All Here!
Location. Demographics. Workforce. Education. Quality of Life.



90.9

Cost of living index *vs. National Average of 100*

Source: 3rd Quarter 2018 ACCRA Cost of Living Index

8th

Fastest Growing Midsize City *in the US with 23 new residents per day*

Source: WalletHub 2018

6th

Best Real Estate *Market in the Nation*

Source: WalletHub 2018

#1

Largest suburb *in the Nashville MSA*

NISSAN	INGRAM	StateFarm	amazon.com
8,500 Employees	1,807 Employees	1,650 Employees	1,621 Employees

Saint Thomas Health	asurion	verizon
1,285 Employees	1,250 Employees	1,068 Employees

General Mills Making Food People Love	ADIENT	BRIDGESTONE
1,028 Employees	1,000 Employees	975 Employees

Quality of Life

Quick Facts

Rutherford County
2019 Population: 330,409
2024 Projection: 359,045
2010 Census: 262,604
Households: 121,021
Avg. HH Income: $82,882.00
Med. HH Income: $65,798.00

City of Murfreesboro
2019 Population: 142,056
2024 Projection: 153,707
2010 Census: 108,755
Households: 54,190
Avg. HH Income: $81,115.00
Med. HH Income: $61,705.12

Town of Smyrna
2019 Population: 51,519
2024 Projection: 56,223
2010 Census: 39,974
Households: 19,297
Avg. HH Income: $76,969.00
Med. HH Income: $62,608.00

City of La Vergne
2019 Population: 39,404
2024 Projection: 42,933
2010 Census: 32,588
Households: 13,007
Avg. HH Income: $75,305.00
Med. HH Income: $63,378.57

City of Eagleville
2019 Population: 744
2024 Projection: 811
2010 Census: 604
Households: 288
Avg. HH Income: $75,675.00
Med. HH Income: $57,618.53

Sources:
2019 Claritas Estimate
2010 Census Data
TN.Gov (LAUS)

Top Rated Schools

- *5th Best High School in the US (Central Magnet)*
- *95% Graduation Rate*
- *15 CTE Career Clusters*
  - *STEM*
  - *IT*
  - *Business*
  - *Advanced Manufacturing*
- *24,813: Enrollment Between MTSU, Motlow State Community College, and TN College of Applied Technology*

Low Cost of Living

No State or Local Tax on Wages, Salaries, or Estates

9.1% Lower Cost of Living than US Average

2018 Average Home Sale: $276,000 ($131/sq ft)

Healthcare Hub

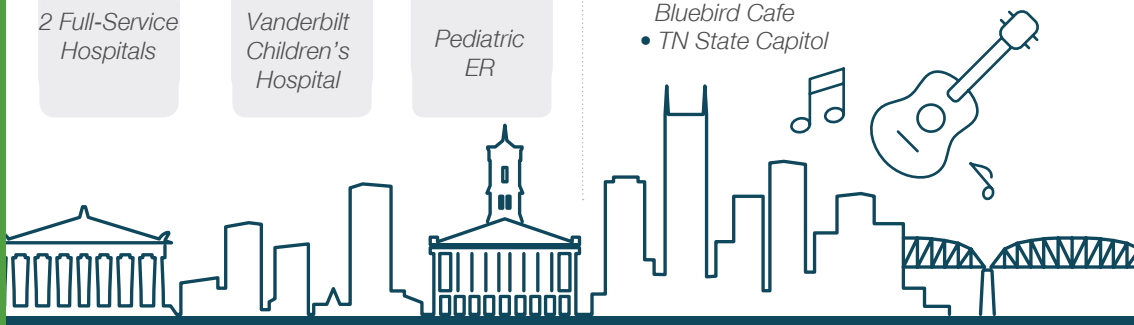
2 Full-Service Hospitals

Vanderbilt Children's Hospital

Pediatric ER

Proximity to Nashville

- *3 Professional Sports Teams*
- *World-renowned Music Venues like Ryman Auditorium, Grand Ole Opry House, and Bluebird Cafe*
- *TN State Capitol*



Recent Additions

207 Jobs at New HQ
$10.3 Million Investment

95 New Jobs
$21.3 Million Investment

50 New Office Jobs
Relocation from Atlanta

Labor Force At-A-Glance

	Tennessee	Nashville MSA	County
Labor Force	*3,363,300*	*1,084,040*	*183,730*
Unemployment Rate	*3.1%*	*2.4%*	*2.4%*
Available Labor Pool	*102,700*	*26,140*	*4,380*

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Rutherford County Chamber of Commerce

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